

SITE PLAN COMMITTEE
JANUARY 21, 2003

1. ROLL CALL

The meeting was called to order at 4:00 p.m. Committee members present were Chair Jeff Evans (departed at 6:07 p.m.), Vice-Chair James Aucamp, Jr., (arrived at 4:02 p.m.), Julie Aitken, Michael Crowley (departed at 5:55 p.m.) and Sam Engel, Jr. Also present were Planner Marcie Nolan and Secretary Janet Gale recording the meeting.

2. APPROVAL OF MINUTES: January 7, 2003

Ms. Aitken made a motion, seconded by Mr. Crowley, to approve the minutes of January 7, 2003. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3. SITE PLANS

Ms. Nolan announced that on January 30th, the Development Services Department would be holding a public workshop on the cost recovery program that had been recently adopted by the Town Council. She provided the particulars.

Modification

3.1 SP 8-1-02, University Commons, 6555 Nova Drive (M-4 County, Forman Agreement)

Peter Huntington, representing the petitioner, was present. Ms. Nolan read the planning report.

Chair Evans clarified that the only modification was the installation of overhead doors.

Mr. Engel made a motion, seconded by Vice-Chair Aucamp, to approve. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 5-0)**

3.2 SP 9-3-02, The Villas of Rolling Hills, 3550 Rolling Hills Circle (PUD)

Dick Coker, Howard Jabon and Joe Thalenfeld, representing the petitioner, were present. Ms. Nolan read the planning report.

Mr. Coker stated that a variance request was scheduled for the Planning and Zoning Board's review on January 22nd and pointed out the reason for the request. Using a site plan rendering and elevations, he provided an overview of the project.

Ed Stacker, 350 East Las Olas Boulevard, indicated that he was attorney on behalf of the Grand Oaks Country Club, which properties were located north and west of this site. He spoke of issues that he had regarding the parking lot situated on the site and open space configurations. Mr. Stacker advised that this inappropriate use for the site be considered in the Committee's evaluations. Chair Evans advised that Mr. Stacker's concerns be directed to the Planning and Zoning Board which was the proper authority for such issues.

Ms. Aitken questioned the limited parking accommodations at the pool/cabana location. Ms. Nolan advised that the Code did not "call out" a separate parking requirement for such accessory uses. This point was debated and later in the meeting, the applicants agreed to work with staff to see if something could be done to expand parking at the pool area.

A lengthy discussion ensued regarding the preservation and relocation of valued Oak trees on the site. Having had detrimental experiences in the past, the Committee clearly specified what would be necessary to ensure the successful preservation and relocation of the trees in question.

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In the lengthy discussions which ensued, the Committee negotiated the installation of a berm between the parking lot and the residential dwellings; to have landscaping placed around the air conditioning units; assurances for the protection of the Oak trees; landscaping in the spaces between driveways; and gate adjustments to courtyard entries.

Vice-Chair Aucamp made a motion, seconded by Ms. Aitken, to approve subject to the planning report and the following conditions: 1) provide a "detailed scope of work" for the large "grandfather" Oak trees from Brian Archer and a detailed scope of work for tree relocation from Brian Archer, these details are to be submitted to the Town of Davie and approved by the landscape inspector, and the site be subject to periodic inspections as the job progresses with these details being enforced by the Town; 2) recess the front gates not to infringe on the front parking; 3) have staff review parking for the cabana "up and above" the guest parking spaces; 4) that there be a four-to-one slope, two foot high berm on the east side of the overflow parking lot to contain hedges which were to be determined with staff; 5) that there be hedges between garage driveways; and 6) that there be landscaping in the courtyards around the air conditioning units. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - no; Mr. Engel - yes. **(Motion carried 4-1)**

3.3 SP 9-4-02, The Villas of Rolling Hills North, 3200 West Rolling Hills Circle (PUD)

Dick Coker, Howard Jabon and Joe Thalenfeld, representing the petitioner, were present. Ms. Nolan read the planning report.

As these townhouses were the same plans as the previous item, but without the cabana area, the Committee agreed that some of the same issues applied to the buildings.

Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to approve subject to staff's comments; based on adding landscaping in the courtyard to screen the air conditioning units; and that hedges be planted between driveways. In a roll call vote, the vote was as follows: Chair Evans - yes; Vice-Chair Aucamp - yes; Ms. Aitken - yes; Mr. Crowley - yes; Mr. Engel - yes. **(Motion carried 5-0)**

3.4 SP 10-7-02, Warren Henry/Regency Square, 4801-4991 148th Avenue (PUD, County)

Bill Laystrom, Jeff Peal, Mike Oliver, Charles Putnam, Andrew Zebo and Warren Zinn, representing the petitioner, were present. Ms. Nolan read the planning report.

Chair Evans asked if the developers had an opportunity to meet with neighbors who lived near the site. Mr. Laystrom expressed that while the developer was receptive to that proposal and had those intentions, they had been unable to arrange a meeting.

Using a site plan and several renderings, Mr. Peal provided a presentation to better explain the project. Concerns which were discussed at length were vehicle queuing by the service areas; lighting spillage from the four-story garage onto the lake and reflected into residential backyards; sound nuisance from outside public address speakers; "back-out" parking onto one main drive; the lack of ornamentation to soften the immensity of the parking garage; the lack of architectural details on the building elevations which faced the lake; and the addition of staggered groupings of Palm trees at taller heights to help screen the rear of the garage.

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Chair Evans expressed that with so many issues to address, he would prefer to see this item tabled in order for the applicant to make appropriate corrections. Mr. Laystrom responded that he appreciated the feedback expressed by the Committee and that this meeting was necessary to clarify the Committee's expectations. Chair Evans suggested that the petitioner check with Nova Southeastern to see how they used the stair towers to break up the expanse of the vast garage wall. Ms. Aitken commented that by tabling the item, the Committee should have a definitive answer regarding the "back out" parking issue off the main entrance road.

Vice-Chair Aucamp made a motion, seconded by Mr. Crowley, to table to February 11, 2003. In a voice vote, all voted in favor. **(Motion carried 5-0)**

3.5 SP 10-8-02, Maroone Toyota Used Car Dealership, 4050 Weston Road (BP)

Frank Steward, representing the petitioner, was present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for consideration).

Mr. Steward explained that this was a site plan modification and that it was part of an existing dealership. He confirmed the details and the finish on the façade of the building.

Mr. Engel made a motion, seconded by Vice-Chair Aucamp, to approve. In a roll call vote, the vote was as follows: Chair Evans – yes; Vice-Chair Aucamp – yes; Ms. Aitken – yes; Mr. Crowley – absent; Mr. Engel – yes. **(Motion carried 4-0)**

Master Site Plan

3.6 MSP 8-1-02, Parkside Estates of Davie, north of Orange Drive, ¼ mile west of Pine Island Road (AG)

Michael Ambrose and Gary Posner, representing the petitioner, were present. Ms. Nolan read the planning report (Planning and Zoning Division's recommendation: suitable for consideration with a condition).

Mr. Ambrose provided an overview of the project. In the lengthy discussion which followed, much attention was devoted to water retention on the site; the restoration and future operations of existing historic buildings; arrangements with a reputable company for the proper relocation of large trees; streetscape landscaping and uniformity of tree placement; the canal maintenance easement and equestrian trail; community sidewalks; and architectural details on the houses.

Vice-Chair Aucamp passed the gavel to Mr. Engel and made a motion, seconded by Ms. Aitken, to approve subject to the planning report and that the following conditions be met before permits were to be issued: 1) that both sides of the street have sidewalks; 2) that five feet off the sidewalk, the street trees should be planted consistently throughout the neighborhood; 3) sidewalks were to go up to the park and the details were to be worked out with the Parks and Recreation Department regarding gates for entry into the park; 4) to work out the placement of a horse crossing onto Orange Drive on the site through the landscaping wherever the Town requests that the horse crossing be installed; 5) all decorative features including false shutters and bands were to be consistent on the top around the house where applicable; 6) install windows on models "B" and "C" on the right and left sides where the home theater and family room were located; and 7) that the landscape plans barely meet Code and should be upgraded on the houses as the common areas were okay. In a roll call vote, the vote was as follows: Chair

Evans – absent; Vice-Chair Aucamp – yes; Ms. Aitken – yes; Mr. Crowley – absent; Mr. Engel – yes. **(Motion carried 3-0)**

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4. OLD BUSINESS

There was no old business discussed.

5. NEW BUSINESS

There was no new business discussed.

6. COMMENTS AND/OR SUGGESTIONS

There were no comments and/or suggestions made.

7. ADJOURNMENT

There being no further business and no objections, the meeting was adjourned at 7:00 p.m.

Date Approved: _____

Chair/Committee Member